

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda


     Resolution or Ordinance (Blue)           Waiver of First Requested  
  X   Recommendations of Boards, Commissions & Committees (Green)  
     Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : December 30, 2024                      (BOT) Date: January 9, 2025

SUBJECT: PC 24-12: 11 N. Chase Avenue and 734 E. St Charles Road

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a zoning conditional use pursuant to Section 155.416(C)(4) of the Lombard Village Code to allow for a building material and products sales and storage establishment on the subject property located within the Corridor Commercial B4 District.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the January 9, 2025, Village Board of Trustees agenda for a first reading.

**Fiscal Impact/Funding Source:**  
Review (as necessary)

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_



## MEMORANDUM

**TO:** Scott R. Niehaus, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WH*

**MEETING DATE:** January 9, 2025

**SUBJECT:** **PC 24-12: 11 N. Chase Avenue and 734 E. St Charles Road**

Please find the following items for Village Board consideration as part of the January 9, 2025, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 24-12
3. An Ordinance granting a conditional use pursuant to Section 155.416 (C)(4) of the Lombard Village Code to allow for a building material and products sales and storage establishment on the subject property located within the B4 Corridor Commercial District.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the January 9, 2025, Village Board of Trustees agenda for a first reading.



## VILLAGE OF LOMBARD

255 E. Wilson Ave.  
Lombard, Illinois 60148-3926  
(630) 620-5700 Fax (630) 620-8222  
www.villageoflombard.org

January 9, 2025

**Village President**  
Keith T. Giagnorio

**Village Clerk**  
Liz Brezinski

**Trustees**  
Brian LaVaque, Dist. 1  
Anthony Puccio, Dist. 2  
Bernie Dudek, Dist. 3  
Vacant, Dist. 4  
Dan Militello, Dist. 5  
Bob Bachner, Dist. 6

**Village Manager**  
Scott R. Niehaus

*"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 24-12, 11 N. Chase Ave and 734 E. St. Charles Road**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a zoning conditional use pursuant to Section 155.416(C)(4) of the Lombard Village Code to allow for a building material and products sales and storage establishment on the subject property located within the Corridor Commercial B4 District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on December 16, 2024. Sworn in to present the petition were Ricardo Talavera and Alfredo Esparza, petitioners; Alisa Volpe and Chloe Volpe, property owner; Anna Papke, Planning and Zoning Manager and Tami Urish, Planner I.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and hearing none, she proceeded with the petition.

Mr. Talavera stated that he is requesting a conditional use for the sale and storage of building materials, more specifically steel, hobby size, angle iron, tube, etc. The primary business is to provide material purchased in Chicago to customers at job sites. Occasionally, there are remnants that will be stored at the 11 N. Chase location. Purchases of the remnant steel is by appointment.

The building has a commercial overhead door at the back. There are residents that live on the second floor. There are no common areas shared with the residents. The business would be assigned four parking

spaces. One of the spaces is for a trailer to transport the materials.

Chairperson Giuliano asked if any person would like to cross examine or speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Urish presented the IDRC report for PC 24-12, which was entered into the public record in its entirety. The petitioner proposes to operate a building material and products sales and storage establishment at 11 N. Chase Avenue and 734 E. St. Charles Road as noted on the submitted floor plans. The property is an existing mixed-use building with retail/office space on the first floor and residences on the second floor. There is a surface parking lot behind the building. The proposed building material sales office and storage will occupy the majority of the first floor. No exterior site improvements are proposed.

As explained in the staff report, the use is listed as a conditional use. The character of the neighborhood along E. St. Charles Road is an eclectic mix of uses that include a storage center, auto parts, auto sales, dog kennel, etc. Two properties to the west is the beginning of a small industrial district. Also, the building was originally developed for an HVAC contractor's shop. The proposed use of reclaiming steel remnants at construction sites and reselling them is compatible with the corridor development. Any manipulation of the materials will be conducted within the interior of the building. No activities other than loading and unloading will take place on the parking lot. Staff recommends approval of the petition subject to the conditions in the staff report.

Chairperson Giuliano asked the Commissioners if they had any questions.

Commissioner Spreenberg asked if the materials are to be stored indoors. Mr. Talavera confirmed that the materials will be stored inside.

Chairperson Giuliano asked that this was storage only and there will not be any cutting, etc. on site. Mr. Talavera responded that while inside there will be occasions where a piece will need to be cut for example from twelve feet to six feet. The activity is cold saw cutting only and does not involve torches.

Chairperson Giuliano asked if this activity would be done during regular hours. Mr. Esparza responded that the request for a specific size would be by appointment only.

Chairperson Giuliano asked staff if there was an issue with parking. Ms. Urish responded that the property met the minimum requirements per the parking code.

Commissioner Flanigan asked the petitioner if they are doing processing of the larger deliveries. Mr. Talavera responded that no, the tenant space is not large enough to handle the standard size. Mr. Esparza responded that the distributor cuts down the units that are twenty four feet.

Commissioner Invergo asked how the remnants would be stored. Mr. Talavera responded that the remnants will be stored in racks that are six feet in height. The average size is between ten to

twelve feet and like a two by four piece of wood for example. The typical customer is someone looking to fix their lawn mower.

Commissioner Invergo asked if their supply included ornamental steel. Mr. Talavera responded that they do have some ornamental steel that is one half inch size.

Chairperson Giuliano asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

On a motion by Commissioner Verson, and a second by Commissioner Invergo, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 24-12, subject to the following five (5) conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report
3. Outdoor storage of materials is not allowed
4. The conditional use is for 11 N. Chase Avenue and 734 E St Charles Road as delineated by the submitted floor plan. Any expansion of the business will require an application for the conditional use of any additional areas of the building
5. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Respectfully,

**VILLAGE OF LOMBARD**

Leigh Giuliano, Chairperson  
Lombard Plan Commission

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

11 N. Chase Avenue and 734 E St Charles Road

December 16, 2024

**Title**

PC 24-12

**Petitioner**

Ricardo Talavera  
11 N. Chase Avenue  
Lombard IL 60148

**Property Owner**

ESC4, LLC  
732 E. St. Charles Road  
Lombard, IL 60148

**Property Location**

11 N Chase/734 E St Charles Rd  
PIN: 06-04-309-025  
Trustee District 4

**Zoning**

B4

**Existing Land Use**

Multi-tenant Commercial Building

**Comprehensive Plan**

Community Commercial

**Approval Sought**

Conditional use for Building material  
and products sales and storage

**Prepared By**

Tami Urish  
Planner I



**PROJECT DESCRIPTION**

The petitioner proposes to operate a business that collects overstock metal remnants from construction sites and store the pieces to be sold to other businesses. Building materials sales and storage are a conditional use in the B4 zoning district; therefore, a conditional use is required.

**Existing Conditions**

The property has an existing multi-tenant two-story building with associated parking lot accessed from Chase Avenue. The second story has occupied apartments.

**Approvals Required**

The petitioner requests a conditional use pursuant to Section 155.416 (C)(4) of the Lombard Village Code to allow for a building material and products sales and storage establishment on the subject property located within the B4 Corridor Commercial District.

**PROJECT STATS**

**Lot & Bulk**

Building Size: ~4,000 SF  
Parcel Size: 11,520 SF  
Existing Parking spaces: 17

**Submittals**

1. Petition for a public hearing;
2. Response to Standards;
3. Plat of Survey, prepared by Associated Surveying Group P.C. dated 6/15/2006;
4. Floor Plan, prepared by owner, undated

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no comments. Additional comments may be forthcoming during permit review.

**Fire Department:**

The Fire Department has no comments. Additional comments may be forthcoming during permit review.

**Public Works:**

The Department of Public Works has no comments on the subject petition. Additional comments may be forthcoming during permit review.

**Private Engineering Services (PES):**

PES has no comments on the subject petition. Additional comments may be forthcoming during permit review.

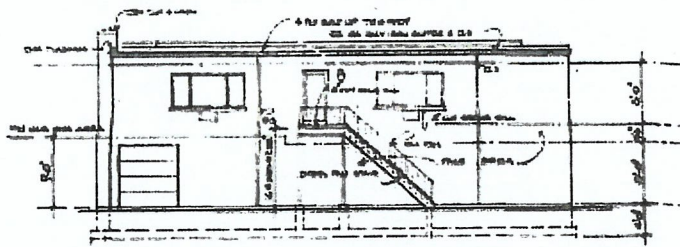
**Planning Services Division:**

The Planning Services Division (PSD) notes the following:

**1. Surrounding Zoning & Land Use Compatibility**

	Zoning Districts	Land Use
North	R2	Single-Family Home
South	NA	Great Western Trail
East	B4	Vacant Lot
West	B4	Recycled Auto Parts

The subject property is located on St. Charles Road, among a mix of single-family residential and commercial uses. The property has been commercial on the first floor and residential on the second floor since 1975. The building was built in 1975 for an HVAC office and shop on the first floor with apartments above according to permit 25194. The garage door is shown for the shop in the submitted elevation for the permit and use:



**REAR ELEVATION**

A certificate of occupancy was obtained in 2003 for a HVAC office and shop on the first floor, noted as legal nonconforming.

The legal nonconforming status originated in 1978 when the Village Code was completely updated and created the B4 zoning districts. The 1978 Village Code had contractor or construction offices, shops and yards listed as conditional uses when it was listed as permitted in the previous 1960 Village Code. Since the building and the contractor's office and shop use was established three years prior to the update, the nonconformity is considered legal as the Village Code update created the nonconformity with no fault conducted by the property owner.

Other uses in the space have been a lighting electric contractor's office/shop (2003), sign printer (2005), water purification service (2009), janitorial service (2009).

2. ***Comprehensive Plan Compatibility***

The Comprehensive Plan recommends Community Commercial uses for this location. A building material and products sales and storage establishment is an appropriate use within this designation.

3. ***Zoning Compatibility***

Per Section 155.420(C) of the Village Code, building material and products sales and storage is a conditional use in the B4 District.

Staff has reviewed the petitioner's request and finds the building material sale and storage activity will not create any undue impacts on neighboring properties. As noted, the property was developed in 1975 as a contractor office and shop. The use of building material and products sales and storage include similar activities as a contractor's shop. All materials and products will be stored inside the building only. Any repair or preparation of the steel beams for purchase will be performed indoors only. No activities other than loading and unloading are permitted in the parking lot. The sale of items is retrieved by appointment only.

No zoning relief is requested for the property. The building will remain unchanged. Staff is supportive of the request for building material and products sales and storage.

4. ***Site History***

PC 23-20: approved a conditional use to allow for a massage establishment.

**FINDINGS & RECOMMENDATIONS**

Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

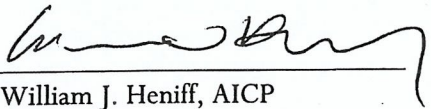
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 24-12:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 24-12, subject to the following conditions:



1. That the petitioner shall develop the site in accordance with plans submitted as part of this request;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report
3. Outdoor storage of materials is not allowed
4. The conditional use is for 11 N. Chase Avenue and 734 E St Charles Road as delineated by the submitted floor plan. Any expansion of the business will require an application for the conditional use of any additional areas of the building
5. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

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## Standards for Conditional Uses

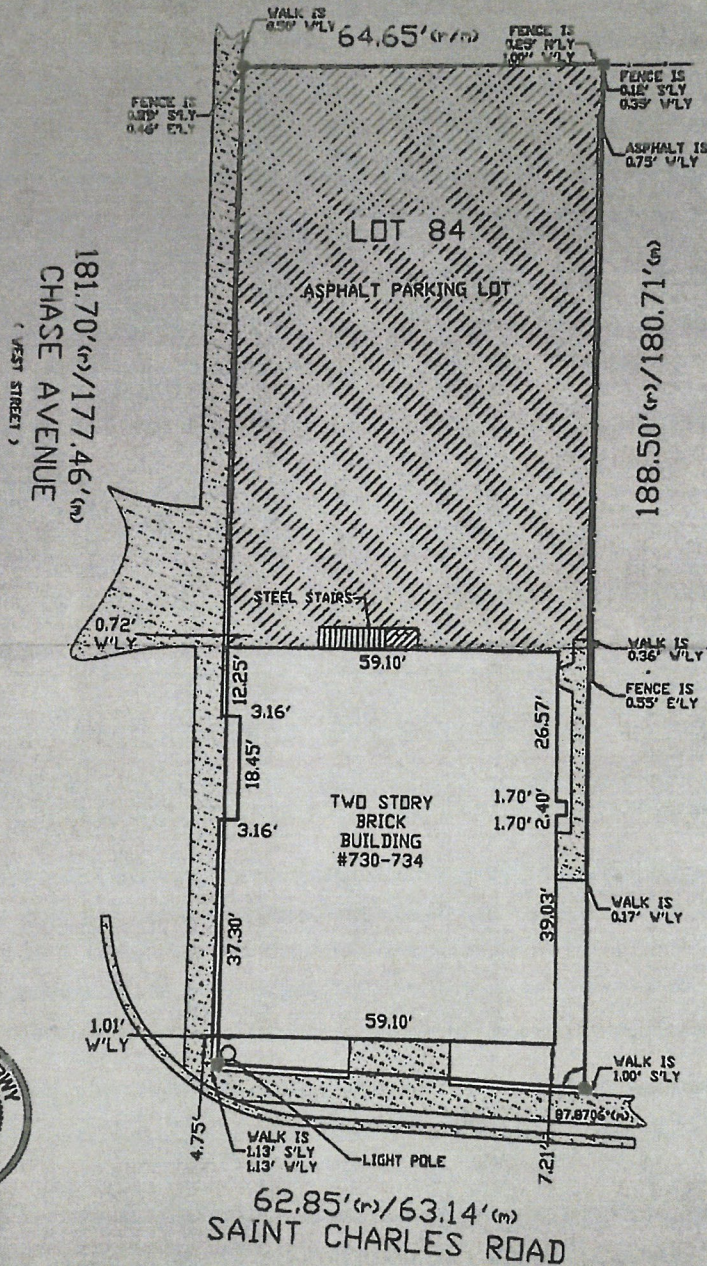
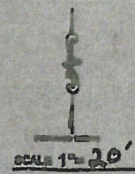
1. The establishment, maintenance, and operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare because the use for sale of materials is self-contained within the property's structure.
2. Due to the self-contained nature of the use, the conditional use will also not be injurious to the uses and enjoyment of other property in the immediate vicinity, nor diminish or impair property values within the neighborhood in which it is located.
3. The conditional use will also not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. During the time the use has been operational, it has not had any adverse effects on nearby properties or the property it is located on. All materials are contained indoors within the business. Access to public utilities, access roads, drainage, and necessary facilities have been provided.
5. The property contains a private off-street parking lot which the business utilizes for transport from their garage. An adequate loading pad was previously installed for off-street loading, and there is minimal traffic from ingress and egress causing little to no congestion on public streets.
6. The proposed conditional use does not contradict the objectives of the Village's current Comprehensive Plan. The proposed use will continue to promote economic development by adding to the variety of businesses in the Village which corresponds with Vision 3 and Vision 7 of the Comprehensive Plan.
7. The conditional use shall conform to the applicable regulations of the district in which it is located.

# Associated Surveying Group, P.C.

Illinois Prof. Design Firm No. 184-003013  
 P.O. Box 810 Bolingbrook, IL 60440  
 PB: 630-759-0205 FAX: 630-759-9291

## PLAT OF SURVEY

LOT 84 IN ROBERTSON'S ST. CHARLES ROAD ADDITION TO WESTMORE, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1992 AS DOCUMENT NO. 187822, IN DUPAGE COUNTY, ILLINOIS.



State of Illinois } SS  
 County of Will }

I, Michael G. Hervey, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the Plat hereon drawn is a correct representation of said survey.

Dated, this 15<sup>th</sup> day of JUNE, A.D., 2006, at Bolingbrook, Illinois.

FIELDWORK DATE: JUNE 12, 2006

*Michael G. Hervey*  
 Illinois Professional Land Surveyor No. 35-002990  
 License Expires: November 30, 2006

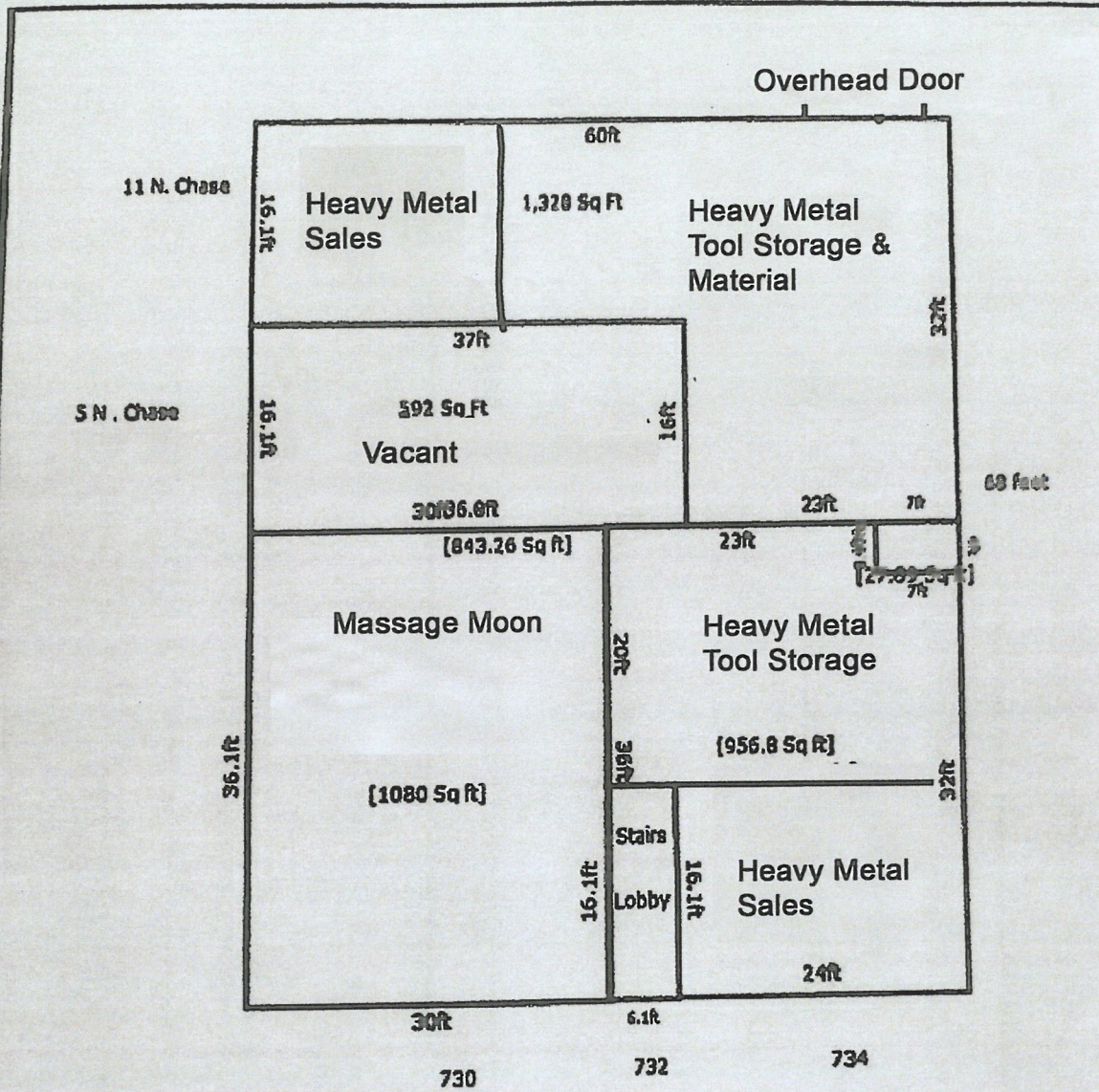
CLIENT: NEWELL

JOB NO.: 63433-06

LEGEND	
	ASPHALT
	WOOD
	CONCRETE
	BRICK
	SET IRON PIPE
	IRON PIPE CROSS
	REBAR/ROD
	CHAIN LINK FENCE
	WOOD FENCE
	ALL OTHER FENCE TYPES

ABBREVIATIONS	
A = ARC LENGTH	NLY = NORTHERLY
R = RADIUS	SLY = SOUTHERLY
CH = CHORD LENGTH	Ely = EASTERLY
(r) = RECORD VALUE	WLY = WESTERLY
(m) = MEASURED VALUE	TYP = TYPICAL
P.U.D. = PUBLIC UTILITY & DRAINAGE EASEMENT	

NOTES:  
 1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.  
 2. BUILDING LINES AND GARMENTE ARE SHOWN ONLY WHEN THEY ARE SO EXPRESSED ON THE RECORDED SUBDIVISION PLAT.  
 3. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.10 FEET OR MORE.  
 4. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED.

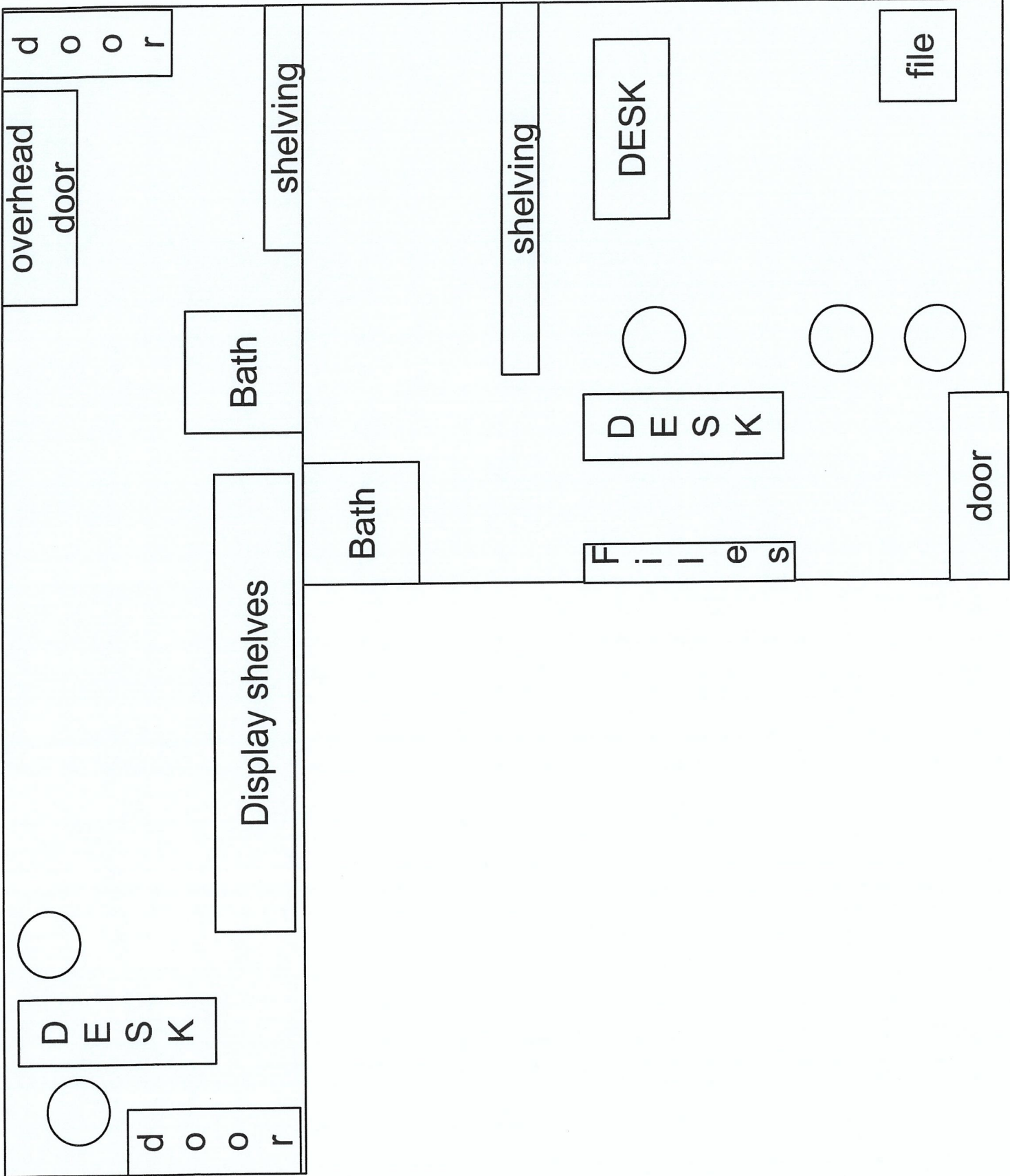


Drawn by: G. H. H. Co., Inc.

Area Calculations Summary

Calculation Details

Living Area	843.3 Sq ft		
Undefined Area	1681 Sq ft	36 x 30	= 1080
Undefined Area		23 x 4	= 92
Undefined Area	956.8 Sq ft	13 x 15	= 195
		0.5 x 0.1 x 14	= 0.7
		24 x 15	= 360
<b>Total Living Area (Rounded):</b>	<b>2880 Sq ft</b>		
Non Living Area	964 Sq ft	5.9 x 16.1	= 94.99
Concrete Patio		0.5 x 15.1 x 0.1006	= 0.00083
		0.5 x 0.1 x 16.1	= 0.00805
Concrete Patio	27.9 Sq ft	7 x 3.996	= 27.972
		0.5 x 7 x 0.1004	= 0.1004
2 Car Attached	88 Sq ft	0.5 x 16.003 x 0.1	= 0.00015
Concrete Patio	488.8 Sq ft	36 x 30	= 1080
		16 x 36.9	= 590.4
		0.5 x 15.1 x 0.1	= 0.005



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING APPROVAL OF CONDITIONAL USE  
PURSUANT TO SECTION 155.416(C)(4) OF THE LOMBARD ZONING ORDINANCE  
TO ALLOW FOR A BUILDING MATERIAL AND PRODUCTS SALES AND  
STORAGE ESTABLISHMENT LOCATED IN THE B4 CORRIDOR  
COMMERCIAL ZONING DISTRICT**

**PC 24-12: 11 N. Chase Avenue and 734 E. St. Charles Road**

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois;

WHEREAS, the Subject Property as defined below is zoned B4; and,

WHEREAS, an application requests approval for a conditional use for a building material and products sales and storage establishment; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on December 16, 2024 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use is hereby granted for the Subject Property, as described in Section 2 below, pursuant to Title 15, Chapter 155, Section 155.416(C)(4) of the Zoning Ordinance for a building material and products sales and storage establishment.

SECTION 2: This ordinance is limited and restricted to the property generally located at 11 N Chase Avenue and 734 E. St. Charles Road, Lombard, Illinois, and legally described as follows:

LOT 84 IN ROBERTSON'S ST CHARLES ROAD ADDITION TO WESTMORE, BEING A SUBDIVISION IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1922 AS DOCUMENT NO. 157522 IN DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-04-309-025 (the "Subject Property").

SECTION 3: The approvals set forth in SECTION 1 above shall be granted subject to compliance with the following conditions:

1. That the petitioner shall develop the site in accordance with plans submitted as part of this request.
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
3. Outdoor storage of materials is not allowed.
4. The conditional use is for 11 N. Chase Avenue and 734 E St Charles Road as delineated by the submitted floor plan. Any expansion of the business will require an application for the conditional use of any additional areas of the building.
5. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Ordinance No. \_\_\_\_\_  
Re: PC 24-12  
Page 3

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Elizabeth Brezinski, Village Clerk